

## Exhibit C

### **Demolition and Removal Location**

Parcel 1 – Former Route 185 Garage  
690 Cemetery Road, Oak Grove Village, MO 63080  
Route 185 at I-44, Franklin County

### **Additional Demolition and Removal Specifications**

**1.0 Description.** All demolition and removal work shall be in accordance with Section 202 of the Missouri Standard Specifications except as herein amended or modified.

**2.0 Description of Buildings and Structures.** The plans include an approximate description of the various buildings, structures, and other improvements located on each parcel which have been gathered from appraisals and/or on-site visits. It is an inherent risk of the work that the contractor may encounter different features of a building, structure, or other improvement which interferes with the work. The contractor expressly acknowledges and assumes this risk even though the nature and extent of it is unknown to both the contractor and the Commission as of the time of bid and award of contract. Any representation as to the accuracy or completeness of this information is disclaimed by the Commission and the contractor expressly acknowledges that no representation of specific features of any building, structure, or other improvement is intended by the Commission or may be relied upon by the contractor for bidding or any other purpose including as the basis of or evidence supporting any element of any claim for additional time or compensation arising from the presence of other features and improvements within or around the buildings, structures, or improvements unless otherwise provided for under Sec 202.

**3.0 Painted Concrete, Brick, and Block.** Painted concrete, brick, or block (hereafter referred to as painted concrete) portions of buildings and improvements have been tested for heavy metal based paint to determine the final disposition of the material. Test results for painted concrete are included with the contract documents. The results indicate no heavy metal painted concrete surfaces were located for this parcel, therefore all concrete, brick, or block may be used as clean fill.

**4.0 Dust and Emissions Control.** Visible airborne dust generated by the contractor's operations is an air pollutant that is regulated by the MDNR and/or other applicable air pollution enforcement authority. The contractor's work shall be in accordance with Sec 202.2.3. In addition, all buildings, structures, and improvements shall be adequately wetted during demolition and removal operations to minimize dust and visible emissions. Water and necessary connections shall be provided by the contractor at the contractors expense.

**5.0 Grease Traps.** The garage structure on this parcel contains floor drains with grease traps. Prior to demolition all floor drains and grease traps shall be pumped out. All material pumped from floor drains shall be properly disposed of at a permitted waste disposal facility. All costs for pumping floor drains and disposing of contents will be considered completely covered by the contract unit price for demolition and removal of buildings.

### **6.0 Future Roadway Construction - Disposition of Concrete and Masonry Material.**

**6.1** This parcel is in an area of future roadway construction, therefore all concrete building slabs, footings, floors, block walls, curbs, sidewalks, and any other types of incidental masonry materials shall be completely broken up and removed prior to backfilling and finish grading the site. Any material resulting from such removals meeting the requirements of clean fill may be used for backfill but shall be

broken up in accordance with Sec 202.3.2.1 of the Standard Specifications. All excess masonry materials not required for backfill shall be broken up and stockpiled on the site in an area designated by the engineer for future roadway construction use by others. All stockpiled material shall be broken into pieces not exceeding four square feet.

**6.2** All costs for breaking up and stockpiling concrete and incidental masonry material will be considered completely covered by the contract unit price for demolition and removal of buildings.

## **7.0 Finished Surface for Demolished Building.**

**7.1** The backfilled areas where the demolished building was located shall be surfaced with aggregate. The aggregate surfacing shall be 2" thick gravel, crushed stone, or crushed concrete with 100% of the material being one inch or less in size. No testing of the aggregate will be made. Acceptance of quality and size of material will be made by visual inspection at the job site.

**7.2** All costs for furnishing and placing aggregate surfacing will be considered completely covered by the contract unit price for demolition and removal for the building. No direct payment will be made for furnishing and placing aggregate surfacing.

## **8.0 Incidental Disposal of ACM.**

**8.1** The Asbestos Survey Report describes the type and location of asbestos containing materials (ACM's) in the building. The report indicates there is asphalt joint compound located on the metal roof around the flue. The material is presumed ACM (P-ACM) which does not require removal prior to demolition but will require special disposal consideration.

**8.2** If the contractor elects to salvage the metal roofing material, then the portion of the roof and flue with the P-ACM asphalt joint compound shall be handled separately and disposed with other demolition debris at a licensed landfill. If no salvage of the roofing material is done then disposal of all the roofing, including the P-ACM containing portion, shall be at a licensed landfill. No removal of the P-ACM joint compound is required for demolition, only proper disposal is required.

**8.3** All work required to separately handle and dispose the P-ACM asphalt joint compound will be considered incidental to the work and be considered included in the contract unit price for demolition and removal of the building.

**9.0 Water Service Disconnect.** The Village of Oak Grove has disconnected the water service for the former Route 185 Garage at the water main. The contractor will not be responsible for disconnect of the water service.

## **10.0 Pollution, Erosion, and Sediment Control.**

**10.1** The contractor shall exercise effective pollution, erosion, and sediment control practices on all parcels in accordance with Sec 806.

**10.2** It is not anticipated any sediment control devices will be required for the work on since the erodible area is small and the terrain is relatively flat. However the engineer may require the contractor to furnish and install sediment control devices, such as temporary berms, silt fence, or mulch, at no cost to the Commission if the contractor's operations result in excessive silt moving off the parcel. All costs for pollution, erosion, and sediment control will be considered incidental to the demolition and removal work and be considered completely covered by the contract unit price for demolition and removal on each parcel.

**11.0 Changes in the Work.** When necessary to satisfactorily complete the project, the Missouri Department of Transportation (MoDOT) reserves the right to change quantities or make other changes for which there are no provisions included in the contract.

**11.1** If the work does not involve a significant change in the quantity (either up or down) of an established contract item, then the contractor shall complete the work as necessary and payment will be made at the established contract unit prices.

**11.2** A significant change is defined as an increase in excess of 125% or decrease below 75% of the original contract quantity on a major item of work. A major item of work is defined as any contract item with an original value in excess of 10% of the original contract amount.

**11.3** If the work involves a significant change in the quantity of a major item then an equitable adjustment may be made to that item's unit price. Either MoDOT or the contractor may request that such an adjustment be made and the contractor shall furnish such information needed to establish the equitable price adjustment. Such adjustment will be determined based on the contractor's actual costs to perform the work, excluding any anticipated profits from work not performed. This determination will be consistent with the contractor's other proven costs to perform the contract work, as shown in the contractor's bid computations and project cost records.

**11.4** If the change involves an item for which no price is established in the contract then an equitable adjustment will be agreed to by both MoDOT and the contractor prior to performance of the work. Such adjustment will be determined based on the contractor's actual costs to perform the work. If a basis cannot be agreed upon, then an adjustment will be made in such amount as MoDOT may determine to be fair and equitable.